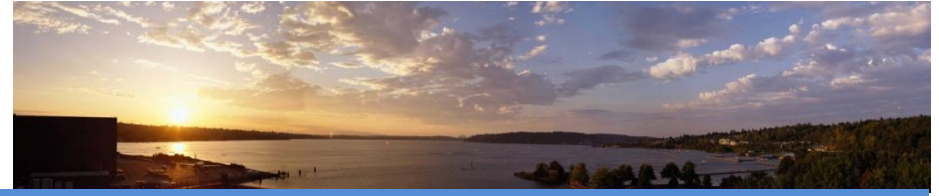


City of Renton

Shoreline Master Program Update

Shoreline Stabilization FAQ



Why is the City updating its Shoreline Master Program (SMP)?

The City's existing Shoreline Master Program has been in place since the 1970s when the state legislature passed the Shoreline Management Act. A few years ago, the state adopted new shoreline guidelines and mandated that all cities and counties update their Shoreline Master Programs.

What is "Shoreline Stabilization?"

Shoreline stabilization is a term that refers to any structure constructed to prevent erosion of the shoreline. Most often this refers to "hard" armoring or bulkheads, but it also includes "soft" alternatives such as engineered beaches and planted vegetation.

What is the proposed policy on shoreline stabilization?

Most shoreline stabilization results in a net loss of ecological functions and processes. Under state law, Renton must demonstrate that its SMP results in no net loss. As a result, the proposed policy is to limit new or expanded shoreline stabilization structures and only allow them when they are really needed. When shoreline stabilization is needed, alternatives to traditional hard bulkheads are preferred because there is less impact on the ecology of the shoreline.

What are the alternatives to traditional hard armoring?

You can find out more information on shoreline stabilization alternatives in *Green Shorelines*, a publication produced by the City of Seattle. It is available for free at www.seattle.gov/dpd/GreenShorelines or call (206)733-9668. Many people find that they prefer alternative shoreline stabilization because it often results in a beach-like setting at the water's edge. Such conditions can be safer for children and more pleasant for everyone. Costs of construction and maintenance are usually comparable to hard armoring.

Will I have to remove my existing bulkhead?

Existing bulkheads may continue to be used and repaired until new development is proposed for your property. Even if development is proposed, it only triggers a review of whether or not shoreline stabilization is needed on your property. If you need shoreline stabilization to protect existing structures, or to provide use of your property, it will be allowed. See the decision tree on the back page for more information about the types of development that trigger a review of the need for shoreline stabilization for waterfront homes. Some types of development are exempt. →

What is involved in a shoreline stabilization review?

At the time of development application, a geotechnical report is done to assess what would happen to the property without shoreline stabilization. If structures on the property will be threatened within three years, or if delaying action will create a worse problem on a longer timeframe, shoreline stabilization will be allowed. Alternatives to traditional hard armoring, such as concrete bulkheads or rip rap, will also be evaluated.

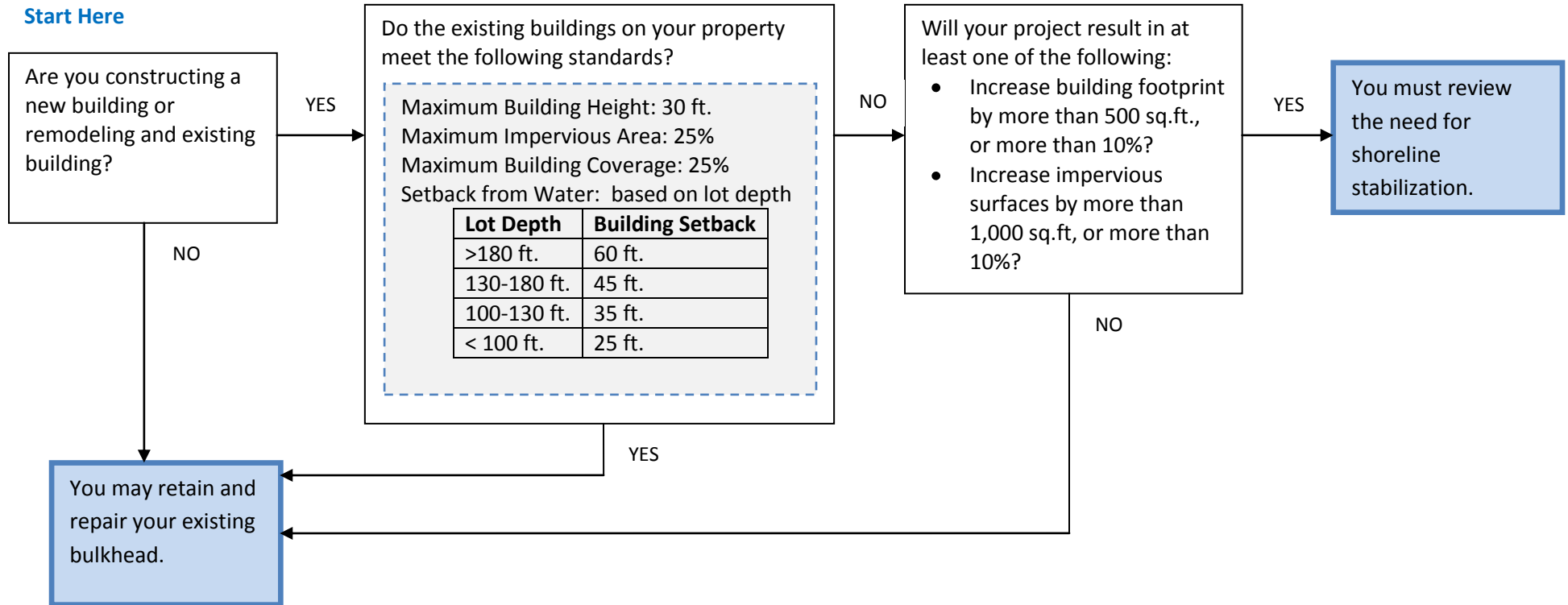
How can I get involved?

The proposed standards in this FAQ are subject to change. You can get more information and find out about opportunities for input in the following ways:

- Come to the Planning Commission
- Visit our website: <http://shoreline.rentonwa.gov>
- Sign up for our mailing list by contacting Erika Conkling at (425) 430-6578 or shoreline@rentonwa.gov

Review of Shoreline Stabilization Decision Tree- Existing Bulkheads for Waterfront Homes

Start Here



Who can I talk to about how new regulations might affect my property?

Please contact project manager, Erika Conkling, at (425)430-6578 or shoreline@rentonwa.gov